

MEMORANDUM

Date: April 1, 2026 Project #: 30905.008.006
To: Clyde Cuffy, P.E.
Regulatory Division Director
City of Port St. Lucie Public Works Dept.
121 SW Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984

Cc: Diana Spriggs, PE; Mary Savage-Dunham, AICP, CFM; Bridget Kean
From: Kok Wan Mah, P.E.
Project: Tradition DRI
Subject: Traffic Analysis Technical Review

A Traffic Impact Analysis was conducted to support the Notice of Proposed Change (NOPC) for the Tradition DRI. The site is bounded by Crosstown Parkway on the north, Discovery Way on the south, I-95 on the east, and N/S A on the west.

The traffic analysis conducted by MacKenzie Engineering & Planning and dated 11/7/25 in support of the NOPC was reviewed.

The NOPC seeks to amend the development program by increasing the residential uses and decreasing the non-residential uses. Specifically, the number of multi-family units increases by 264 units to 1,435. The number of single family units decreases by 264 units to 4,726. The number of assisted-living facility units increases by 110 beds from 300 to 410 beds. Office intensity decreases by 274,475 square feet to 353,348 square feet. The intensity of retail commercial increases by 79,205 square feet to 1,000,000 square feet. The exchange of land use intensities utilizes the adopted equivalency matrix contained in Exhibit F of the DRI. The difference in trip generation shows a net decrease of 1,934 daily trips, 225 AM peak-hour trips, and 231 PM peak-hour trips. Therefore, there are no increases in impact to the area roads over the existing approvals.

We appreciate the opportunity to provide these comments to the City of Port St. Lucie. The technical review is complete and the traffic analysis is found sufficient. The NOPC supports the proposed changes to the development program based on the adopted equivalency matrix. If you have any questions or concerns, please contact me at kmah@kittelison.com or 407.373.1127.